

AN ORDINANCE

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BY: Councilmember James Maddox

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**AN ORDINANCE TO AMEND THE CITY OF ATLANTA ZONING CODE; TO AMEND THE CITY OF ATLANTA ZONING MAPS; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES FOR THE CASCADE FALLS SUBDIVISION; TO MODIFY THE ZONING PROCESS FOR ANNEXATIONS; AND FOR OTHER PURPOSES.**

**WHEREAS**, owners of real property and resident electors in the have applied to the City of Atlanta for annexation of certain property located within the Cascade Falls Subdivision (Property), as more fully described in exhibit "A" attached hereto; and

**WHEREAS**, Zoning Procedures Law requires a municipality to complete the zoning process for Property to be annexed into the City with the exception of the final vote before the annexation of the Property; and

**WHEREAS**, the Property is currently zoned CUP in Fulton County; and

**WHEREAS**, the City of Atlanta wishes to zone the property PD-H with the same conditions adopted by Fulton County to minimize any potential impact on surrounding properties.

**THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS, as follows:**

**Section 1.** That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the property located within the Cascade Falls Subdivision, as shown on the attached Exhibit "A", be zoned to the Planned Development Housing, (PD-H) category with the same conditions as adopted by Fulton County.

**Section 2.** If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffix "C" after the district designation in section 1 above, the Director, Bureau of Buildings, shall issue a building permit only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District Regulation variances can be approved only by the Board of Zoning Adjustment.

- Section 3.** That the official zoning maps of the City of Atlanta be changed to conform with the terms of this Ordinance.
- Section 4.** That the Director of the Bureau of Planning schedule a hearing before the Zoning Review Board at the next available meeting in accordance with State Law.
- Section 5.** All ordinances or parts of ordinances in conflict with the terms of this Ordinance are hereby waived to the extent of the conflict.

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CAUTION

THE USER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN.

NOTE: PROPERTY LINES EXTEND TO THE BACK OF CURB. SETBACKS ARE MEASURED FROM THE BACK OF CURB.

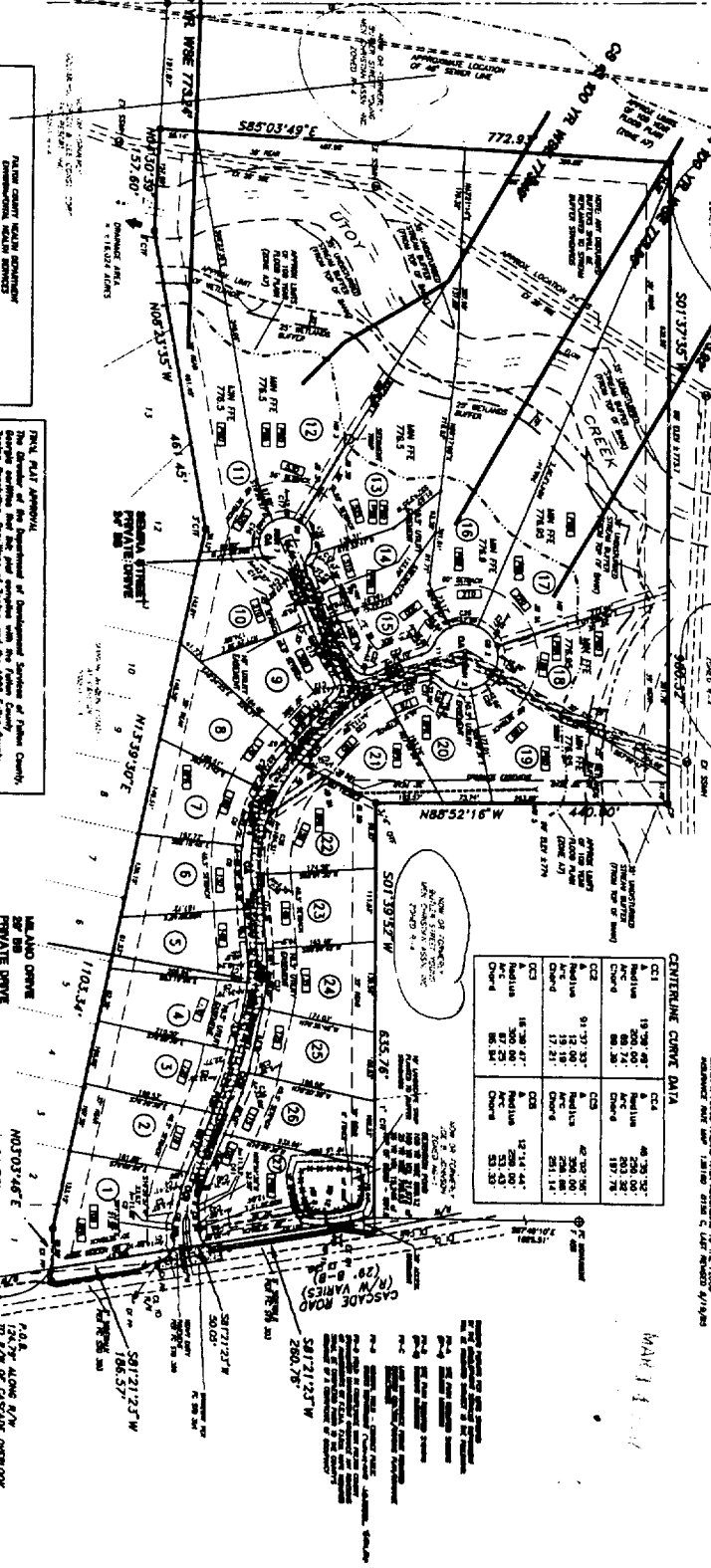
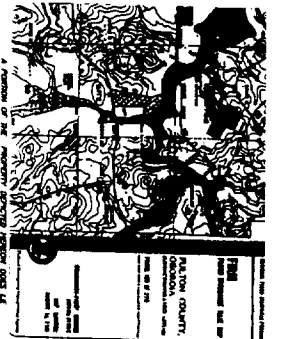
Table with 4 columns: Station, Elevation, Distance, and Remarks. It lists various points along a survey line with their respective elevations and distances.

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STATION 18 IS TO BE PRIVATE. ALL SUBDIVISION STREETS SHOWN HEREON ARE TO BE PRIVATE.



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